

# LAST MINUTE AGENDA INFORMATION

## 10/19/16 Regular City Council Meeting

*(Agenda Related Writings/Documents provided to a majority of the City Council after distribution of the Agenda Packet for the October 19, 2016 Regular meeting.)*

<u>ITEM NO.</u>	<u>DESCRIPTION</u>
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<b>5.1</b>	<b>INITIAL FINDINGS REPORT FROM THE AD HOC COUNCIL COMMITTEE FOR COMMERCIAL ZONING REVIEW. (0610-90)</b>  a. Second correction to page 1 – clarification of recommendation
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STAFF REPORT  
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ANDY HALL, CITY MANAGER *AH*

MEETING DATE: OCTOBER 19, 2016

ORIGINATING DEPT.: COMMUNITY DEVELOPMENT *SD*

SUBJECT: INITIAL FINDINGS REPORT FROM THE AD HOC COUNCIL COMMITTEE FOR COMMERCIAL ZONING REVIEW

**EXECUTIVE SUMMARY:**

On December 9, 2015, the City Council created an Ad Hoc committee to work on concerns expressed by some individuals relative to multi-family residential development within commercial zoning districts. The Ad Hoc committee was tasked with scoping the issues and preparing an initial issues report to be forwarded to the full City Council for its review. The Committee met several times and at its most recent meeting on August 15, 2016 identified a two phase approach to address some of the aforementioned concerns. The first phase was met with unanimous support of those present at the August 15, 2016 meeting and consist of three zoning code amendments: 1) Require the R-1500 zoning standards for exclusive ~~mixed-use~~ residential development proposals when in a mixed use zoning district; 2) Require active commercial on the ground floor for all development proposals along Highway 75; and 3) Require that active commercial be a linear frontage requirement and not solely a square footage requirement. The second phase identified consisted of less neutral and policy heavy issues such as: 1) Height – 2 story v. 3 story; 2) CUP findings; 3) Uses; and 4) Market Viability determinations. The Committee recommends initiation of phase one and that phase two become part of the dialogue with the upcoming Local Coastal Plan Amendment as the findings from this effort will impact land use and zoning while incorporating the City's Big Picture and Economic Health which are intrinsically linked to this phase.

**FISCAL ANALYSIS:** Phase one will require staff resources and approximately \$1,000 in advertising costs. Phase two costs may be determined as the more comprehensive planning efforts are completed.

**RECOMMENDATION:**

City Council receives this report and direct staff to ~~initiate~~implement Phase 1 as outlined above in accordance with the "Possible Remedy Process" outlined on page 10 of the Ad Hoc Committee's Initial Issues Report.

**OPTIONS:**

- Receive the report and request no further action;
- Request the Ad Hoc Committee to review additional information and report back to the City Council with an additional report.